



VISION

- The center of opportunity in the Puget Sound Region where businesses and families thrive -

These words from the Renton Business Plan represent the City's Vision of itself now and in the future. The image of a thriving, opportunity-rich community takes form as different elements of that Vision come into focus:

- A sustainable city that promotes economic vitality, environmental quality, social equity, and resiliency;
- A community that is healthy and safe, that has cohesive, well-established neighborhoods and a growing variety of housing to match the diversity of the population with its various needs and wants;
- A working town with a full spectrum of employment opportunities for all economic segments, regardless of education, age, gender, or ethnic origin;
- A regional center for active and passive recreation that features access for all to a healthy river, a clean lake, abundant trees, and clear mountain views to enhance the experience; and
- A well-connected place that builds cohesive networks, in the form of: partnerships that enhance community resources; transportation and recreation facilities that connect through trails, sidewalks, and streets; and local business, volunteer, and neighborhood organizations that bring people together.

RELATIONSHIP TO THE GMA AND VISION 2040

The State of Washington adopted the Growth Management Act (GMA) in 1990. This legislation requires comprehensive plans to include specific elements; obligates cities to adopt implementing regulations, and counties to develop Countywide Planning Policies (CPPs) to address issues of a regional nature. King County's CPPs ensure consistency for addressing issues that cross jurisdictional boundaries within the County.

In addition to the GMA and CPPs, the multicounty planning policies of Vision 2040 greatly influence the content and policies of comprehensive plans. Developed by the Puget Sound Regional Council, Vision 2040 is the long-range growth management, environmental, economic and transportation plan intended to guide future employment and population growth for the central Puget Sound region.

The content, analyses, goals, and policies of Renton's Comprehensive Plan were developed in conformance with the GMA, King County's Countywide Planning Policies, and Vision 2040.

RENTON WITHIN THE REGION

Renton has a city government, business community, and residents infused with a passionate belief that this is the best place to be. There is also the will, desire, and resources to nurture the qualities that make it great and to make it even better in the future.

At the center of Renton's Vision is the underlying principle that urban living provides both choice and balanced opportunities for employment, housing, recreation, health, goods, and services. As Renton grows beyond a community of 100,000 residents, development patterns will continue to shift from traditional suburban forms to more urban forms.

Regional growth continues to shape Renton's landscape, and the City has a responsibility to ensure adequate land capacity to allow expansion and diversification of its employment and economic base, as well as its housing stock. Policies encourage maximum land efficiency and strive for development that is more intense than typical suburban prototypes. Future residential and commercial growth is directed to the City Center and to mixed-use areas that already exist throughout the City. Expansion of Renton's employment and economic base will continue through redevelopment in the City



Center and the Valley. The development of small business and industry in Renton will also diversify and strengthen the local economy.

Renton's City Center is located at the hub of commerce and transportation networks and designated as a regional growth center for employment and housing. A revitalized Downtown that functions as a 24-hour living, working, and entertainment area will emerge through planning for a balance of residential, commercial, and office uses with a distinctive, local identity. Development north of Downtown, near the Landing, will contribute to the vitality of the City Center by serving regional needs for shopping, entertainment, housing, and employment.

Outside of the City Center in areas currently dominated by commercial strip development, higher density mixed-use development will establish neighborhood-scale living, working, and entertainment nodes, such as the Sunset Area of the Renton Highlands. Mixed-use centers and neighborhood nodes will reduce transportation impacts within the City by allowing residents to work and shop close to where they live, and provide alternatives to single-occupant vehicle trips.

While new multi-family and mixed-use housing in the City Center and established neighborhood nodes will help to accommodate housing growth, single-family housing stock will grow through infill development. Single-family infill development also allows for the necessary densities to provide services at the edge of the urban area. Renton is proud of the diversity of its population and requires a full-range of housing types to accommodate people of different ages, incomes, and ethnic groups. Housing Renton's growing population will require approaches that allow for a variety of housing types, maintain the ability to provide high levels of service, and ensure a high quality of life in Renton's new and established neighborhoods.

One of the ways to sustain quality of life and respond to the diverse needs of the community is through Community Planning. Each area of the City is divided

into ten geographically distinct Community Planning Areas. Through the Community Planning process, residents, businesses, and other stakeholders develop a local vision and establish policies that address issues of growth, quality of life, design, and capital improvements as they affect the Community Planning Area. Meeting and working together can also help to build community connections and strengthen neighborhood cohesiveness.

Beyond local needs, there are City goals to enhance the character of the City and improve overall quality of life. Renton is a safe, healthy, and attractive community that promotes good design, abundant tree cover and landscaping, and civic art. Neighborhoods are well-maintained and have strong ties that have been nurtured through the City Neighborhood Program. Quality parks and open space meet the recreational needs of residents. Trails, bike paths, sidewalks, and transit tie neighborhoods together and make it possible to travel without a car. Renton enjoys high levels of service in all areas but the cost of implementation is shared in an equitable manner.

There is an abiding commitment to protect, restore, and enhance environmental quality because the many natural features of the City are deeply appreciated by its residents. Renton should participate in regional efforts to improve sustainability and, at the local level, make it easier for businesses and residents to pursue environmentally friendly methods by which to live and work. Policies, plans, and programs to reduce greenhouse gas emissions, support the use of renewable resources and energy, and increase access to locally grown food, make a difference in the health of Renton's residents and makes the community more resilient when faced with natural or human-made disasters.

The City of Renton's Vision is ambitious and far-sighted; it is the underlying structure for the Comprehensive Plan, the Renton Business Plan, and all other plans and strategies made by the City.